

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

April 14, 2026
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Malakoutian, Deputy Mayor Hamilton and Councilmembers Bhargava, Briar, Nieuwenhuis, Robinson and Sumadiwirya

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Malakoutian presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Deputy Mayor Hamilton led the flag salute.

(a) Earth Day Proclamation

Councilmember Robinson read the proclamation recognizing April 22, 2026, as Earth Day in Bellevue and urged everyone to support a more sustainable and resilient future.

Benny Bassli and Don Marsh, representing 300 Trees, accepted and thanked the Council for the proclamation and highlighted their current activities.

(b) 60th Anniversary of Bellevue College Proclamation

Councilmember Briar read the proclamation recognizing the 60th anniversary of Bellevue College and reflected on the college's six decades of impact, innovation and opportunity in the community.

Dr. David May, President, Bellevue College, thanked the Council for the proclamation and commented on the college's partnerships with the City.

(c) National Arab American Heritage Month Proclamation

Councilmember Sumadiwirya read the proclamation recognizing April 2026 as National Arab American Heritage Month in Bellevue and encouraged everyone to learn about and celebrate the contributions of Arab Americans in our community and the nation.

Moutaz Elias, representing the Arab American Foundation, thanked the Council for the proclamation.

(d) Sikh Heritage Month Proclamation

Councilmember Nieuwenhuis read the proclamation declaring April 2026 as Sikh Heritage Month in Bellevue and encouraged everyone to celebrate the history of the Sikh community and to continue working to build a more inclusive and vibrant community.

Chirag Sing Sarao thanked the Council for the proclamation and commented on the celebration of the Vaisakhi holiday marking a time of renewal, community and shared identity.

3. Approval of Agenda

→ Deputy Mayor Hamilton moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Individuals speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Each speaker is allowed up to three minutes to speak and a maximum of three speakers are allowed to speak to any one side of a particular topic. In compliance with Washington state campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate.

- (a) Randy Bannecker, speaking on behalf of Seattle-King County Realtors, commented on the proposed sign code amendments. He expressed support for the proposed sign code update and said they appreciate retaining the allowance to post temporary on-premise real estate signage without a permit.
- (b) Matt Jack, Bellevue Downtown Association, expressed support for the Bellevue: Ready for Kickoff initiative related to the World Cup tournament this summer and thanked the City for its partnerships with the community.
- (c) Linda Hoffner, representing Wright Runstad and the Spring District, expressed support for the Bellevue: Ready for Kickoff initiative and commented on planned activities.

- (d) Santiago Potenciano, co-owner of Andiamo Ristorante Italiano, expressed concern regarding crime and vandalism in the downtown. Over the past year, his restaurant's windows have been shattered twice by the same mentally disabled individual resulting in more than \$40,000 in damages. He expressed appreciation for the efforts of the City and the Bellevue Police Department to address crime. However, he is concerned that small businesses are carrying the burden of this activity.
 - (e) Cristian Matoi, co-owner of Andiamo Ristorante Italiano, said their business is down 30-40 percent compared to one year ago and the cost of damages from vandalism is an additional challenge. He thanked their customers for their ongoing support. He asked Bellevue police to help keep the person responsible for breaking their windows away from their restaurant and the community. He thanked the Council for their work and support.
 - (f) Maria Hudson said she would like to meet with Councilmembers. She expressed concern regarding the handling of child sex trafficking and related evidence in Bellevue.
 - (g) Dr. Sue Mercer said she houses individuals experiencing homelessness and one man recently had a psychotic break and caused damage in her home. She said Bellevue police arrested him and facilitated his placement in a psychiatric ward to receive help. She suggested using the same approach to help the individual who damaged Andiamo restaurant. Dr. Mercer suggested allowing residents who live on steep hills to park on the wrong side of the street with their wheels into the curb. She thanked City staff for street maintenance and noted two potholes on SE 22nd Street near 153rd Avenue SE.
 - (h) Heidi Dean said the Council would be receiving a letter from a number of neighborhood associations regarding the sign code. She asked the Council to exempt neighborhood associations from the temporary sign registration requirement, noting that it creates an unnecessary barrier.
 - (i) Loretta Lopez, Board member of the Bridle Trails Community Club, said she was speaking as an individual because the Board has not yet discussed the sign code update. She expressed concern regarding the registration requirement for neighborhood association temporary signage. She suggested the associations should be regarded as partners with the City and exempt from the requirement.
5. Reports of Community Councils, Boards, and Commissions: None.
6. Report of the City Manager
- (a) Innovation Forum Digital Equity Device Distribution

City Manager Diane Carlson introduced staff's update regarding the Innovation Forum.

Sabra Schneider, Chief Information Officer, recalled the Innovation Forum’s priorities to support and enhance digital equity, grow thriving innovation ecosystems, and augment policies and priorities.

Julie David, Business Operations Manager, Information Technology Department, said more than 1,200 Bellevue households lack internet connectivity or a working digital device. She described the pilot digital equity device distribution program initiated in partnership with PCs for People and the Mini City Hall to address this issue. Earlier this month, the program provided 60 device kits (refurbished laptop computers, essential accessories and 12 months of prepaid internet connectivity) to income-eligible Bellevue residents. PCs for People will provide technical support and the City will survey the recipients at three months and six months to understand how the device is supporting their daily needs and digital engagement.

Ms. David said the purpose of the program is to meet immediate access needs and to expand opportunities related to employment, education, essential services and community resources. A second round of the program is anticipated later this year.

Ms. Schneider said the second annual Innovation Exchange event is scheduled for June 3, 8:30 AM to 6:00 PM, at Meydenbauer Center. Sponsors for the event include Bellevue College, King County and Washington State University.

(b) Community Performance Measurement and Budget Surveys

Ms. Carlson said that last year the City changed to a quarterly schedule for the community performance measurement and budget surveys, with a different focus for each quarter. She referred everyone to the Community Inclusion and Engagement Survey report of the survey conducted during the third quarter of 2025 [Agenda Item 13(b)].

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Hamilton moved to approve the Consent Calendar, and Councilmember Nieuwenhuis seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

(a) Council Minutes

Minutes of February 26-27, 2026 Special Meeting

Minutes of March 17, 2026 Regular Meeting

Minutes of March 24, 2026 Regular Meeting

(b) Ordinance No. 6908 to: 1) authorize execution of an Agreement with Puget Sound Energy to accept \$700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat

pump incentives for income-qualified households; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by \$700,000; and authorizing expenditures of said grant funds.

- (c) Ordinance No. 6909 authorizing: 1) the award Bid No. 26006, Bundle - Deck Repair (Preservation Project) to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed \$600,950.00, plus all applicable taxes; and 2) an amendment increasing the 2025-2026 Operating Grants, Donations and Special Reserves Fund appropriation by \$207,850; and providing for severability and an effective date.
- (d) Ordinance No. 6910 authorizing: 1) execution of a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to \$1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91); (2) amending the 2025-2030 General Capital Improvement Program (CIP) Fund to increase the budget for CIP Plan No. PW-WB-91 by \$249,225; providing for severability; and establishing an effective date.
- (e) Resolution No. 10607 authorizing the execution of a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, \$9,311,867.74 plus all applicable taxes.
- (f) Resolution No. 10608 determining that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.
- (g) Resolution No. 10609 authorizing submittal of four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects.
- (h) Resolution No. 10610 authorizing the application of \$189,300 in city funds for the Orchard Gardens Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (i) Resolution No. 10611 authorizing the application of \$211,100 in city funds for the Family Village Redmond Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing

(ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

- (j) Resolution No. 10612 authorizing application of \$54,300 in city funds for the Kirkland House Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (k) Resolution No. 10613 authorizing application of \$23,700 in city funds for the LEO Trailhead Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (l) Resolution No. 10614 authorizing application of \$140,400 in city funds for the Forest Edge Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (m) Resolution No. 10615 authorizing application of \$140,400 in city funds for the Altaire at East Main Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (n) Resolution No. 10616 authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by \$1,200,000 to an amount not to exceed \$9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 2027.
- (o) Resolution No. 10617 approving revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

9. Public Hearing

- (a) Public Hearing and Action on Ordinance No. 6911 to adopt regulations relating to public-private partnership development agreements; amending the Land Use Code (LUC) to establish requirements and standards for public-private partnership development agreements; amending Chapters 20.10, 20.20, 20.35, 20.50 of the Land Use Code; amending Parts 20.25A, 20.25M, 20.25Q, 20.25R, and 20.30F of

the Land Use Code; Creating a new Part 20.30C of the Land Use Code; providing for severability; and establishing an effective date.

City Manager Carlson introduced the public hearing on Ordinance No. 6911 regarding development agreements for public-private projects.

Nick Whipple, Code and Policy Director, Development Services Department, said staff is seeking Council action on the ordinance following the public hearing.

Charlie Engel, Senior Planner, said a development agreement is a voluntary legally binding contract between a local government and a property owner or developer as authorized by state law [RCW 36.70B]. It establishes regulations, standards and conditions for a specific project and must be approved by the City Council. The agreements provide regulatory certainty for developers and allow the City to secure public benefits (e.g., infrastructure, impact mitigation, phasing commitments and public amenities). Ms. Engel recalled that on March 17 the Council expressed support for establishing a pathway for public-private partnership development agreements.

Ms. Engel said the proposed development agreement Land Use Code Amendment (LUCA) applies to public-private partnerships in which the City owns or controls real property or serves as a major funder (i.e., 10 percent or more of total project cost and at least \$5 million). The LUCA allows greater zoning and development flexibility to support affordable housing, sustainability and economic development. The LUCA consolidates existing development agreement provisions currently in multiple parts of the Land Use Code and defines application and submittal requirements, the review and approval process, the City's evaluation framework for proposed agreements and procedures for modifying approved agreements.

Ms. Engel said staff recommends adoption of the LUCA consistent with the following decision criteria: 1) consistent with Comprehensive Plan, 2) enhances public health, safety or welfare, and 3) is not contrary to the best interest of the citizens or property owners in Bellevue.

→ Deputy Mayor Hamilton moved to open the public hearing, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

No one came forward to comment. City Clerk Arredondo noted that the Council received two written comments via email.

→ Deputy Mayor Hamilton moved to close the public hearing, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

Councilmember Robinson expressed support for the LUCA. Responding to Ms. Robinson, Mr. Whipple said the process for establishing a good neighbor agreement for facilities providing

homelessness services remains in the code. However, the requirement for a good neighbor agreement could be negotiated as part of a development agreement.

Mayor Malakoutian said the development agreements, including the public benefits, should be transparent for the public.

→ Deputy Mayor Hamilton moved to adopt Ordinance No. 6911, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

10. Study Session Items

(a) Bellevue Ready for Kickoff – Global Soccer Tournament Update

City Manager Carlson introduced discussion regarding the City’s planning and preparation for the 2026 FIFA World Cup games to be held in Seattle and related regional activities.

Jesse Canedo, Chief Economic Development Officer, Community Development Department, said Bellevue is expected to have 15,000 more visitors than usual during the June-early July World Cup games with an estimated economic impact of \$23 million. He highlighted a number of activities and celebrations to be held in Downtown Bellevue, Spring District, BelRed Arts District and South Bellevue throughout that time period. He said the light rail 2 Line and Metro and Sound Transit buses provide service between Bellevue and the stadium in Seattle, and the local, free Bellhop service will serve visitors as well.

Carl Lunak, Emergency Manager, Fire Department, said City departments and key community stakeholders began public safety planning as soon as the World Cup games were announced. There is ongoing coordination with the City of Seattle, King County and Washington State to address transportation, public transit, mutual aid planning and emergency preparedness.

Anthony Gill, Grand Connection Corridor Manager, City Manager’s Office, said the City is working with small businesses to identify opportunities and resources for event planning. He highlighted numerous small-scale activities to be held in Bellevue through the Community Programming Fund. The City received 102 grant applications totaling more than \$1 million and the awardee list will be published at bellevuewa.gov/cpf. Mr. Gill said the City will be deploying a simplified approach to hosting neighborhood block parties this spring as well.

Liz Flores, Tourism Specialist, Community Development Department, referred the public to visitbellevue.com for a calendar of events and activities and for resources for small businesses. She said the Seattle World Cup local organizing committee will provide a presentation to the Council on April 28 regarding the regional context, human trafficking awareness and continued support for business readiness.

Mayor Malakoutian thanked everyone for their work.

Responding to Councilmember Nieuwenhuis, Mr. Lunak said the federal government has been providing information to local governments regarding past international tournaments and geopolitical issues that could affect the World Cup.

Responding to Councilmember Bhargava, Ms. Flores said the Bellhop cars will enhance their service level to light rail stations during the World Cup. In further response, Mr. Lunak confirmed that regional agencies have participated in coordinated emergency planning to respond to different types of scenarios. Mr. Bhargava encouraged efforts to discourage price gouging by local businesses.

Councilmember Sumadiwiryra said she appreciated the planning and coordination with the business community. Responding to Ms. Sumadiwiryra, Mr. Lunak commented on efforts to provide information and signage in multiple languages for visitors. In further response, Ms. Flores said training regarding human trafficking will be available for businesses.

Councilmember Robinson observed that there will likely be an increase in short-term room/home rentals during the soccer matches and asked whether there are plans related to enforcement. Mr. Canedo said there are no plans to loosen the regulations. He noted that more information is available on the City's website.

Responding to Councilmember Briar, Mr. Lunak confirmed that hospitals and medical facilities, including Overlake Hospital and Medical Center, are involved in the planning for the increase in the number of visitors and activities.

Deputy Mayor Hamilton said this is a good opportunity to showcase Bellevue's parks, neighborhoods, businesses, safety and cleanliness.

Responding to Mayor Malakoutian, Mr. Canedo said new performance measures for hosting large events are increases in foot traffic and dwell time. Traditional metrics include hotel occupancy rates, room rates and increased retail activity. In further response, Mr. Canedo highlighted resources and assistance available to small businesses.

At 8:03 p.m., Mayor Malakoutian declared a break. The meeting resumed at 8:21 p.m.

- (b) Proposed Bellevue City Code Amendment to Update the Sign Code consistent with Legal Requirements and Contemporary Sign Design Techniques

City Manager Carlson introduced discussion regarding proposed amendments to the sign code.

Mr. Whipple said staff is seeking direction to prepare an ordinance for action at a future meeting. He recalled that the Council initiated the sign code update in August 2024 and a study session was held in November 2025. He said the code update is largely based on a U.S. Supreme Court ruling that local governments cannot regulate signage based on content. However, they can regulate for form, timing, lighting and other factors. Mr. Whipple said the requirement that sign regulations be content-neutral conflicts with the requested exemption for homeowners' temporary signage.

Ms. Engel provided an overview of public outreach activities since August 2024 including newsletters, a survey, neighborhood meetings, discussions with signage professionals and meetings with members of the development community.

Key themes identified for the sign code update are aesthetics and preferences, temporary signs and enforcement, streamlining regulations and increasing flexibility. The public identified priorities to reduce visual clutter, reduce the allowance for electronic and digital signs and to support local businesses by expanding sign visibility.

Ms. Engel described the four major subject areas of the updated sign code (Bellevue City Code Chapter 22.10): general, dimensional standards, special cases and administration/permitting. She said the code provides the flexibility to accommodate unique signage needs such as the pole banner program, Dick's Drive-In iconic signage, hospital signage, digital kiosks for visitors and wayfinding, and area-specific standards (e.g., Old Bellevue).

Ms. Engel commented on temporary signs and said there are safety concerns related to placing signs in roundabouts and medians. The code update proposes a temporary sign registration program for yard signs only exceeding a 24-hour period. A-frame and banner signs are exempt from permitting and registration requirements.

Councilmember Briar expressed support for the proposed amendments.

Councilmember Bhargava said he is generally supportive of requiring registration for temporary signs to ensure accountability. He suggested a provision to allow enforcement of the sign code even if no one files a complaint with the City.

Councilmember Robinson expressed concern about political/election signage and encouraged incorporating registration information into sign design. She suggested delaying the effective date of the sign code update beyond January 1, 2027, to allow more time for public education and implementation.

Councilmember Nieuwenhuis asked about the City's outreach to neighborhood associations. Mr. Whipple said staff reached out to a number of associations and one representative agreed to meet with staff during the first phase of the project. Staff received more public input in reaction to the draft code during the second phase of the project and was able to make revisions based on that feedback. Responding to Mr. Nieuwenhuis regarding homeowners association signage, Mr. Whipple said the City is not allowed under the U.S. Supreme Court ruling to regulate signs based on the content or sponsor of the sign. Mr. Whipple noted that the registration exemption for signs placed for less than 24 hours was incorporated into the code based on public input.

Responding to Councilmember Sumadiwirya, Mr. Whipple commented on the City's approach to non-compliant and expired signs.

Deputy Mayor Hamilton expressed support for the proposed code amendments. He suggested adding the option to file sign code complaints to the MyBellevue app. He expressed concern regarding privacy related to sign code requirements.

Councilmember Bhargava concurred with the concern regarding privacy and cautioned against requiring the registered individual's name and phone number on every sign. Mr. Bhargava expressed concern about requiring registration for a yard sign on private property, for example to acknowledge a high school graduate in the family.

Councilmember Nieuwenhuis said he shared that concern and would prefer to remove the proposed requirement from the code. He encouraged the City to create an exemption for neighborhood association signage as well. Mr. Whipple said staff would follow up regarding the implications of changing those provisions.

Mayor Malakoutian thanked staff for their work to balance regulatory and neighborhood priorities.

11. Land Use Reports: None.

12. Other Ordinances, Resolutions and Motions

- (a) Ordinance No. 6912 providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed \$90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.

City Manager Carlson introduced discussion regarding the issuance and sale of limited tax general obligation bonds (LTGO) to refinance certain existing bonds.

Michael Chandler, Controller, Finance and Asset Management Department, said the proposed ordinance provides for the issuance and sale of LTGO bonds in an aggregate principal amount not to exceed \$90 million to refund certain bonds, acquire property and pay costs of issuance, and delegates the authority to approve the method of sale and final terms of the bonds. The City issued the bonds in 2015 and they became eligible for refinancing in mid-2025.

Mr. Chandler highlighted the estimated cost savings of \$1.7 million over the life of the refunding bonds that will mature in 2034. He noted a planned property acquisition with an expected close date in 2026. Mr. Chandler said the City will use a negotiated sale method to issue the bonds and is currently engaged in a competitive process to select an underwriter.

John Resha, Chief Financial Officer, said the negotiated sale method allows the City to respond to the fluctuating market and ensure that cost savings are in place.

Mr. Chandler said the total amount of the four bonds to be refunded is \$53,140,000. The credit rating call on April 16 will evaluate the City's ability to repay the debt. The bond sale and closing is targeted for the week of May 25.

Mayor Malakoutian thanked staff for the proposal. Responding to Mr. Malakoutian, Mr. Resha said the final amounts will be reflected in the ordinance.

→ Deputy Mayor Hamilton moved to adopt Ordinance No. 6912, and Councilmember Briar seconded the motion.

→ The motion carried by a vote of 7-0.

13. Written Reports

(a) Intergovernmental Affairs Monthly Update as of April 14, 2026

(b) 2025 Community Inclusion and Engagement Survey Results

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:38 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

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